



Horton Hill, Epsom, KT19 8ST



welcome to

Horton Hill, Epsom

Barnard Marcus are delighted to welcome to the market this fantastic three bedroom end of terrace family home situated on a popular road close to schools, shops & Epsom station. The home offers two reception rooms, large rear garden & rear garage with electric charging point.



HORTON HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 911 SQ FT - 84.63 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This fantastic end of terrace property lies on a very popular family road close to schools, shops and station.

The home is spread over two floors with an inviting front garden leading to the front door, where you will find a spacious living room and separate diner that also has further essential storage and kitchen counter tops that leads nicely into the fitted kitchen with gas hob, and a rear lean to leading out to a sizeable rear garden with patio, laid to lawn, and rear double garage complete with electric charging point.

The first floor offers two double bedrooms and a single bedroom and the front facing bedrooms both come with made to measure shutter blinds. The first floor is completed by a family bathroom with white three piece suite, there is also loft storage overhead.

The town centre and railway station is approximately 0.8 Miles away, with a public footpath at the bottom of Manor Green Road providing easy walking access to the station, which takes on average around 15 minutes. The property is also located between Long Grove Park, the Court Recreation Ground, with the former being only a short walk away.

Nearby Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping centre and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a variety of cafés, restaurants and pubs locally.

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Horton Hill, Epsom

- End Of Terrace
- Three Bedrooms
- Two Reception Rooms
- Bathroom with Three Piece Suite
- Large Private Garden

Tenure: Freehold EPC Rating: D

offers over

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/EPS109455](https://www.barnardmarcus.co.uk/Property/EPS109455)



Property Ref:
EPS109455 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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